



City of Loma Linda Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: February 14, 2006
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of January 24, 2006

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of January 24, 2006.

City of Loma Linda

Redevelopment Agency Minutes

Regular Meeting of January 24, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 6:33 p.m., Tuesday, January 24, 2006 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Members Present:	Robert Ziprick, Chairman Charles Umeda, Vice-Chairman Robert Christman Floyd Petersen Stan Brauer
Agency Members Absent:	None
Others Present:	Executive Director Dennis R. Halloway General Counsel Richard E. Holdaway

CRA-2006-004 – Closed Session - Conference with Legal Counsel and Real Property Negotiators (Government Code Section 54956.8)

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|----|--------------------|--|
| a. | Property: | 10582 Poplar Street |
| | Negotiators: | Dennis R. Halloway, Pamela Byrnes-O'Camb, Mohammad Farha |
| | Under Negotiation: | Price and terms of payment |
| b. | Property: | 10601 Poplar Street |
| | Negotiators: | Dennis R. Halloway, Pamela Byrnes-O'Camb, Mohammad Farha |
| | Under Negotiation: | Price and terms of payment |

The Agency Board recessed to consider the closed session items as listed, and reconvened at 7:08 p.m. with all members present. General Counsel Holdaway announced that the Agency Board met with Legal Counsel and its Negotiators and gave direction. There was no final action to report.

CC-2006-014

CRA-2006-005 – Joint meeting of the City Council and Redevelopment Agency regarding Mid-Year Budget Review

The Redevelopment Agency reconvened at 7:15 p.m. with all members present.

Finance Director DeAnda presented the report and highlighted various aspects by way of a PowerPoint presentation. She explained that:

- 1) The General Fund's beginning cash balance was higher than projected due to higher sales tax and motor vehicle in lieu fees as well as early repayment of the 2003 State VLF gap loan.
- 2) Revenues were proposed to increase by \$593,000 due to increases in sales tax, building permits, and motor vehicle in-lieu fee.
- 3) Additional expenditures totaling \$371,900 were requested for: PERS benefits; communications; fuel, gas & electric; consulting and professional services relating to recycling, building/engineering inspection and plan checks, and the general plan update; a new parcels and permits software program; and Civic Center repairs and landscaping.
- 4) The ending available cash balance for fiscal year 2005-2006 was projected to increase by \$1,000,500.
- 5) The beginning available cash balance for the City was \$53,650 lower than projected as a result of a combination of increases and decreases in projected General Fund, Grant Funds, Development Agreement Consideration, and Development Impact Fees.
- 6) Expenditures were being increased by \$539,700 due to increases in the General Fund, Water Fund and Loma Linda Connected Community Program.
- 7) The Development Agreement Consideration (housing) Fund was being reduced in that anticipated payments were delayed, but were expected to occur in fiscal year 2006-2007.
- 8) Ending available cash balance for fiscal year 2005-2006 was projected to decrease by \$994,550.
- 9) The Redevelopment Agency's beginning available cash balance was \$870,093 higher than projected due to higher tax increment and interest earnings.

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10) Revenues were being increased by \$16,534,500 due to higher tax increment and bond proceeds.

11) Expenditures were being increased by \$7,607,600 for the Civic Center solar panel project; street improvements at Orange Grove and Academy, Cole Street, Mt. View Bridge widening, and Beaumont Avenue Bridge; Barton Road storm drain and median; Benton Street storm drain between the UPRR and San Timoteo Creek; sidewalks along Redlands Boulevard and in the North Central Neighborhood; gate at Hulda Crooks Park; diesel tanks at the Corporation Yard; and automation of fuel tanks.

12) The ending available cash balance for fiscal year 2005-06 was projected to increase by \$9,796,993 primarily consisting of bond proceeds.

She then recommended that the revenue appropriation and additional expenditure requests be approved, including a loan from the Redevelopment Agency to the City for the Loma Linda Connected Community Program.

City Manager Holloway responded to questions pertaining to the Civic Center Solar Panel and Connected Community Programs, stating that in an effort to conserve energy, solar panels would be placed on the roofs of the Civic Center, Fire Station, Library, and Senior Center; that the expansion of the Connected Community Program was anticipated to extend westerly to Oakwood Drive.

Councilman Christman asked that the Budget Committee review the report and submit a recommendation.

By common consent roof repairs to the Civic Center Complex was approved, with the remaining expenditure items being referred to the Budget Committee.

The Redevelopment Agency recessed to allow completion of the City Council Agenda and reconvened at 8:03 p.m. with all members present.

CC-2006-016

CRA-2006-006 – Joint Public Hearing of the City Council and Redevelopment Agency pertaining to the sale of property and approving a Housing Disposition Agreement between Nixon and Roshally Hutabarat and the City/Agency regarding 25502 Portola Loop

- a. Council Bill #R-2006-01 – Authorizing sale of 25502 Portola Loop by the Agency
- b. CRA Bill #R-2006-02 – Authorizing the sale of 25502 Portola Loop and approving the Housing Disposition Agreement

The Agency Board reconvened at 8:03 p.m. with all members present. The public hearing was opened and Mayor Petersen chaired the item.

The City Clerk presented the report stating that the subject house was one of 35 houses in the Parkside Development on which an affordability covenant was recorded. The owner relocated for employment and the Agency purchased it to protect the covenant. A new buyer had been qualified and financing had been obtained. The Agency, through its First Time Homebuyer's Program would provide down payment assistance in the amount of \$31,000 and the term of the affordability covenant would be modified to reflect current law of 45 years. She then asked that the proposed resolutions be adopted.

No other public testimony was offered and the public hearing was closed. Councilman Christman suggested that because there was not an existing homeowners association, language be included in the agreement that should a homeowners association be formed, the Hutabarats would not oppose its formation.

Motion by Ziprick, seconded by Umeda and unanimously carried to adopt Council Bill #R-2006-01 and to include language in the Agreement that the Hutabarats would not oppose the formation of a homeowners association.

Resolution No. 2427

A Resolution of the City Council of the City of Loma Linda consenting to the approval and execution by the Loma Linda Redevelopment Agency of an Agreement for the disposition of property for affordable housing use with Nixon Hutabarat and Roshally Hutabarat (25502 Portola Loop)

Motion by Petersen, seconded by Brauer and unanimously carried to adopt CRA Bill #R-2006-02 and to include language in the Agreement that the Hutabarats would not oppose the formation of a homeowners association.

Resolution No. 256

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of an Agreement for the disposition of property for affordable housing use with Nixon Hutabarat and Roshally Hutabarat (25502 Portola Loop)

The Agency Board recessed at approximately 8:14 p.m. to allow completion of the City Council Agenda and reconvened at 8:47 p.m. with all members present.

General

CRA-2006-007 – Minutes of January 10, 2006

Motion by Brauer, seconded by Christman and unanimously carried to approve the Minutes of January 10, 2006 as presented.

CRA-2006-008 – Award of contract to Family Homes, Tustin, for site preparation and placement of three manufactured homes on single-family, Agency-owned lots on Court Street (1) and Lind Avenue (2) pursuant to the Agency's Housing Program (Continued from January 10)

The Agency Secretary presented the report and responded to questions, noting that the Agency would be responsible for associated permit fees.

Motion by Brauer, seconded by Umeda and unanimously carried to award a contract to Family Homes, Tustin, for site preparation and placement of three manufactured homes on single-family, Agency-owned lots on Court Street and Lind Avenue.

The meeting adjourned at 8:50 p.m.

Approved at the meeting of

Secretary